



**Minneapolis Assessor's Office**  
Patrick Todd, SAMA - City Assessor  
309 Second Ave. S., Room 100  
Minneapolis, MN 55401-2234  
[www.minneapolismn.gov/assessor/](http://www.minneapolismn.gov/assessor/)

(Print Mail Date here)

Property ID Number: (Print Parcel ID Number here)

Property Location: (Print Property Address here)

(Print Owner Name here)

(Print Mailing Address #1 here)

(Print Mailing Address #2 here)

(Print Mailing Address #3 here)

## VALUATION NOTICE

2014 Values for Taxes Payable in

# 2015

Property tax notices are delivered on the following schedule:

Step 1	<b>Valuation and Classification Notice</b> Class: Residential Homestead Estimated Market Value: <b>\$180,000,000</b> Homestead Exclusion: <b>\$180,000,000</b> Taxable Market Value: <b>\$180,000,000</b>	<i>See Details Below</i>
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Step 2	<b>Proposed Taxes Notice</b> 2013 Tax: 2014 Proposed: <i>Coming November 2014</i> Change:
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Step 3	<b>Property Tax Statement</b> Taxes Due May 15: Taxes Due October 15: <i>Coming March 2015</i> Total Taxes Due in 2015:
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**The time to appeal or question your CLASSIFICATION or VALUATION is NOW!**  
*It will be too late when Proposed Tax Notices are sent.*

## Your Property's Classification(s) and Values for Taxes Payable in 2015

	Assessment Year 2013 (for Taxes Payable in 2014)	Assessment Year 2014 (for Taxes Payable in 2015)	
<b>Estimated Market Value:</b>	\$ (Prior EMV)	\$ (Current EMV)	New Improvements included in your 2014 Estimated Market Value are:
This Old House Exclusion:	\$ (Prior TOH)	\$ (Current TOH)	
Dis. Vets Market Value Exclusion:	\$ (Prior Vet Excl)	\$ (Current Vet Excl)	
<b>Referendum Market Value:</b>	\$ (Prior Ref MV)	\$ (Current Ref MV)	\$ (New Improvement)
Homestead Market Value Exclusion:	\$ (Prior HMVE)	\$ (Current HMVE)	
<b>Taxable Market Value:</b>	\$ (Prior TMV)	\$ (Current TMV)	

The assessor has determined your property's classification(s) to be:

<b>Property Classification:</b>	(Prior Homestead Data)	(Current Homestead Data)
	(Prior Prop Type_1)	(Current Prop Type_1)
	(Prior Prop Type_2)	(Current Prop Type_2)

☐ If this box is checked, your classification has changed from last year's assessment.  
The classification(s) of your property affect the rate at which your values is taxed.

### How to Respond

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meeting.

If the property information is not correct, you disagree with the value(s), or you have other questions about this notice, **please contact the assessor first to discuss any questions or concerns.** Often your issues can be resolved at this level. If your questions or concerns are not resolved, more formal appeal options are available.

**Please read the back of this notice** for important information about the **formal appeal process.**

### Appealing the Value or Classification of Your Property

#### Informal Appeal Options - Contact Your Assessor

If you have questions or disagree with the 2014 classification or estimated market value for your property, please contact your assessor's office first to discuss your concerns. Often your issues can be resolved at this level.

**Valuation Questions:** (Deputy phone here)  
**Homestead Questions:** (612) 673-3000

**The following informal meeting is available to discuss your value and classification with the Assessor's office staff:**

Wednesday, March 26, 2014, 4:30 - 7:00 PM  
Assessor's office - 309 Second Ave. S, Rm 101, Minneapolis  
*Free parking behind the building.*

**Attention:** If you want help translating this information or hard of hearing, call 612-673-3000 (or TTY 612-673-2157)

**Hmong** - Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800

**Spanish** - Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700

**Somali** - Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500



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City mail  
permit [here](#)

(Print Exempt ID1 here, both clear and bar-code)

(Print Exempt ID2 here, both clear and bar-code)

**TEMP - RETURN SERVICE REQUESTED**

**IMPORTANT: Property Tax Information  
Value Notice for 2014**

(Print Owner Name here)

(Print Mailing Address #1 here)

(Print Mailing Address #2 here)

(Print Mailing Address #3 here)

## Appealing the Value or Classification of Your Property

### Formal Appeal Options

If your questions or concerns are not resolved after meeting with your assessor, you have two formal appeal options:

#### Option 1 - The Boards of Appeal and Equalization

You may appear before the Boards of Appeal and Equalization in person, through a letter, or through a representative authorized by you.

**You must present your case to the Minneapolis Board of Appeal and Equalization BEFORE appealing to the Hennepin County Board of Appeal and Equalization.**

*The meeting times and locations are listed below.*

#### Step 1 - Minneapolis Board of Appeal and Equalization

If you believe your value or classification is incorrect, you may bring your case to the Minneapolis Board of Appeal and Equalization. The Board will meet beginning April 28, 2014. The City Clerk's Office provides applications at Room 304, Minneapolis City Hall, Minneapolis, MN 55401 or by phone at: 612 673-3358.

**If you wish to make an appeal before the Minneapolis Board, an application is required no later than Friday, April 4, 2014.**

#### Step 2 - Hennepin County Board of Appeal and Equalization

If the Minneapolis Board of Appeal and Equalization did not resolve your concerns, you may bring your case to the Hennepin County Board of Appeal and Equalization. **To appear before the Hennepin County Board of Appeal and Equalization, you must have first appealed to the Minneapolis Board of Appeal and Equalization.**

The Hennepin County Board of Appeal and Equalization begins on June 16, 2014, at Hennepin County Government Center, 300 S. Sixth St., Minneapolis, MN 55487.

**Phone: 612 348-7050 for an application.**

**If you wish to make an appeal before the County Board of Appeal and Equalization, an application is REQUIRED no later than Thursday, May 22, 2014.**

#### Option 2 - Minnesota Tax Court

Depending on the type of appeal, you may take your case to either the Small Claims Division or the Regular Division of Tax Court. You have until April 30 of the year in which taxes are payable to file an appeal with the Small Claims Division or the Regular Division of Tax court for your valuation and classification.

For more information, contact the:

**Minnesota Tax Court**

Phone: **651 296-2806 or 1 800 627-3529**

Website: **[www.taxcourt.state.mn.us](http://www.taxcourt.state.mn.us)**

## Definitions

### Estimated Market Value

This value is what the assessor estimates your property would likely sell for on the open market. State law (M.S. 273.11 Subd. 1) requires assessors to value property at 100 percent of market value.

### Value of New Improvements

This is the assessor's estimate of the value of the new or previously unassessed improvements you have made to your property.

### Disabled Veterans Homestead Market Value Exclusion - (M.S. 273.13, Subd. 34)

Qualifying disabled veterans may be eligible for a market value exclusion on their homestead property.

*(Minimum 70% disability required)*

### "This Old House" Exclusion

(M.S. 273.11, Subd. 16)

This program expired with the 2003 assessment. However, a property may still be receiving the value exclusion under this program until 2016. Qualifying properties with improvements that increased the market value by \$5,000 or more were eligible to have some of the value deferred for a maximum of 10 years. After this time, the deferred value is phased in.

### Referendum Market Value

This value is subject to referenda levies which are applied prior to any homestead market value exclusion.

### Homestead Market Value Exclusion

This applies to residential homesteads. The exclusion is a maximum of \$30,400 at \$76,000 of market value, and then decreases by nine percent for value over \$76,000. The exclusion phases out for properties at \$413,800 or more.

### Taxable Market Value - (M.S. 273.121)

This is the value that your property taxes are actually based on, after all reductions, exclusions, exemptions and deferrals. Your 2014 value, the state class rates and budgets of your local government will determine how much you will pay in 2015.